CALIFORNIA SMALL HOMES

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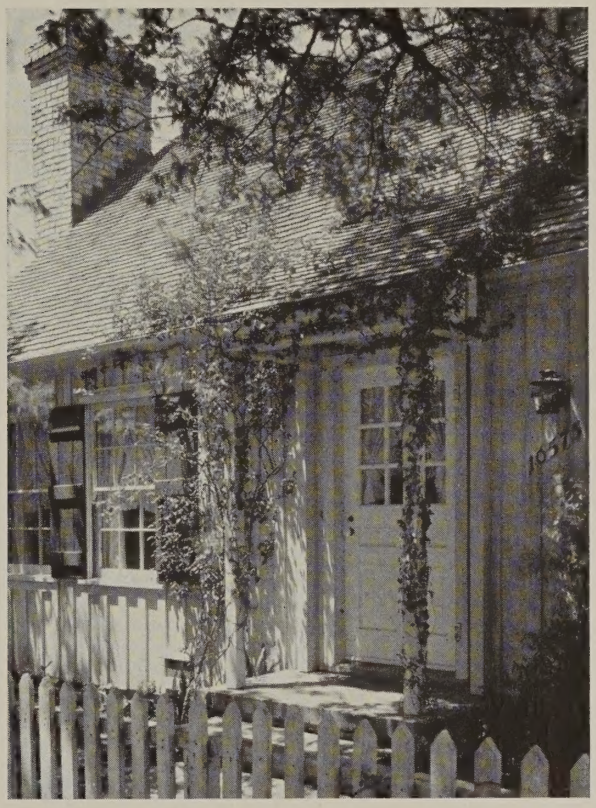
California Small Homes



ARTHUR L. HERBERGER, Architect — Miles Berne

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Preface...

IT IS A PRIVILEGE to present on the following pages, a carefully selected group of Small Homes, ranging in price from $5000.00 to $10,000.00. These Small Homes have been designed by recognized members of the Architectural Profession, to meet FHA requirements.

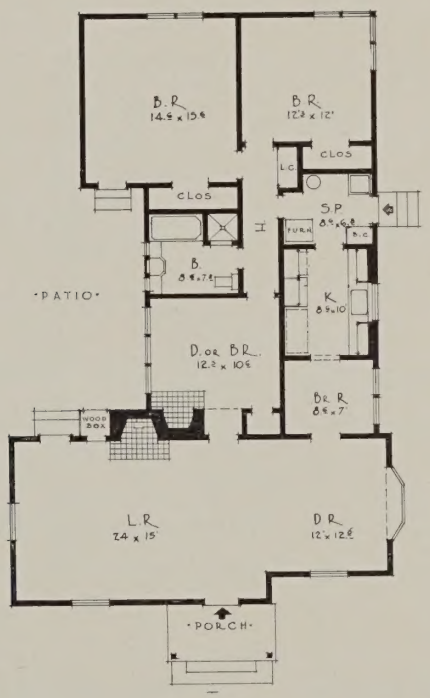
In presenting these photographs and plans, the publishers have endeavored to show subjects of good Architectural design that will prove inspirational and helpful to the prospective Home-Builder.

Due to the differential in cost of material and labor in various localities, the square-footage of each home is given. In order to ascertain the actual cost of construction in your community, it will be necessary to multiply the square-footage by your local construction-cost per square foot.

THE PUBLISHERS.

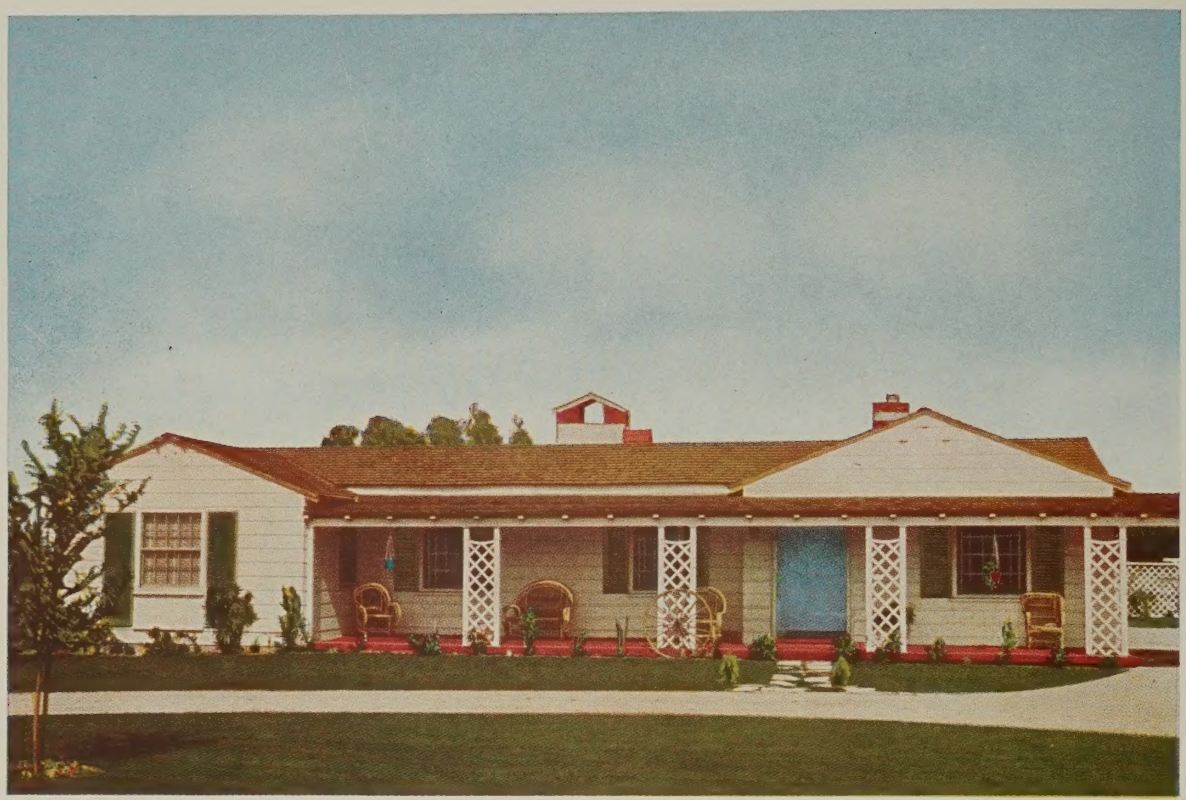
HOWARD G. ELWELL, Architect

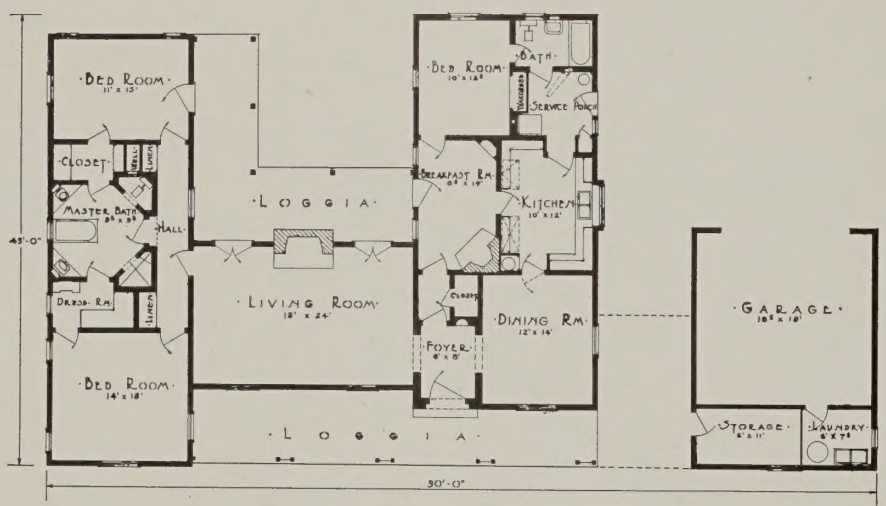
Photo: Mott Studios by MERGE



Lot: 50x150 . . . House: 1500 Sq. Ft.

Inspired by the quaint houses of Cape Cod, this trim little cottage, with its wide siding and attractive shutters will appeal to lovers of Early American houses. The three main rooms open onto the secluded patio.

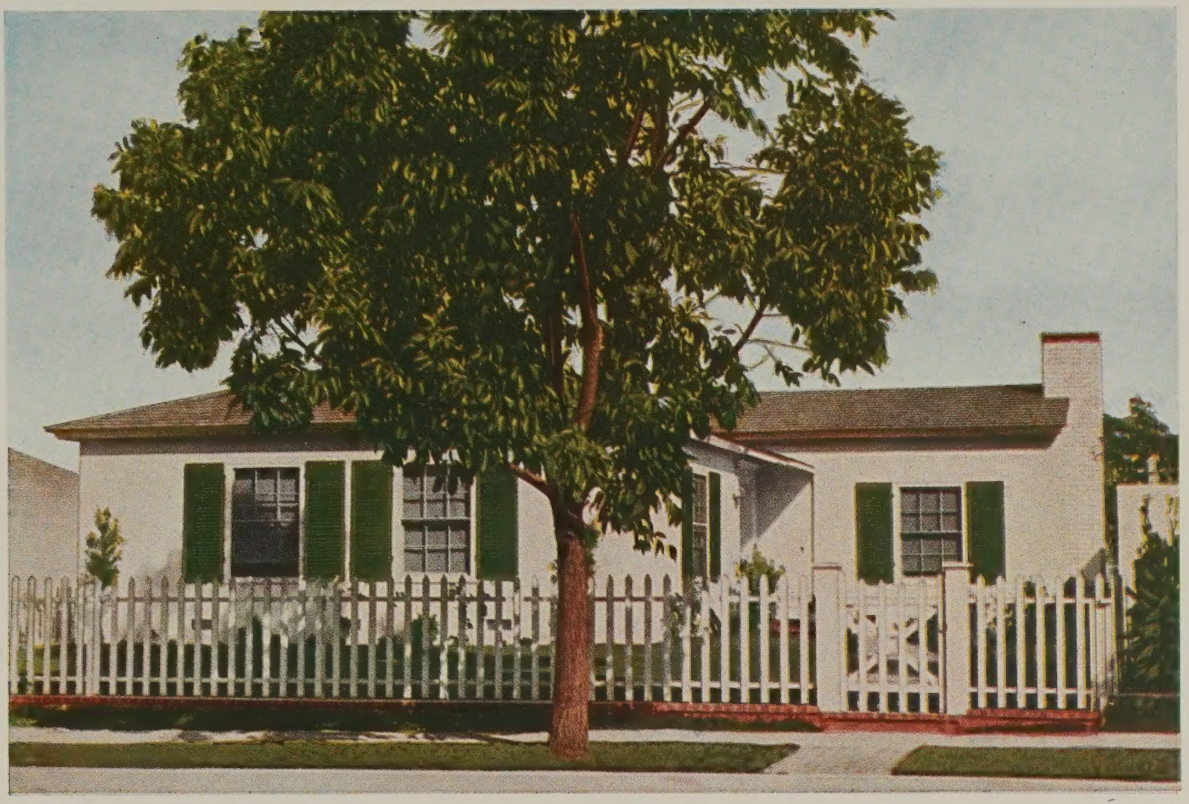


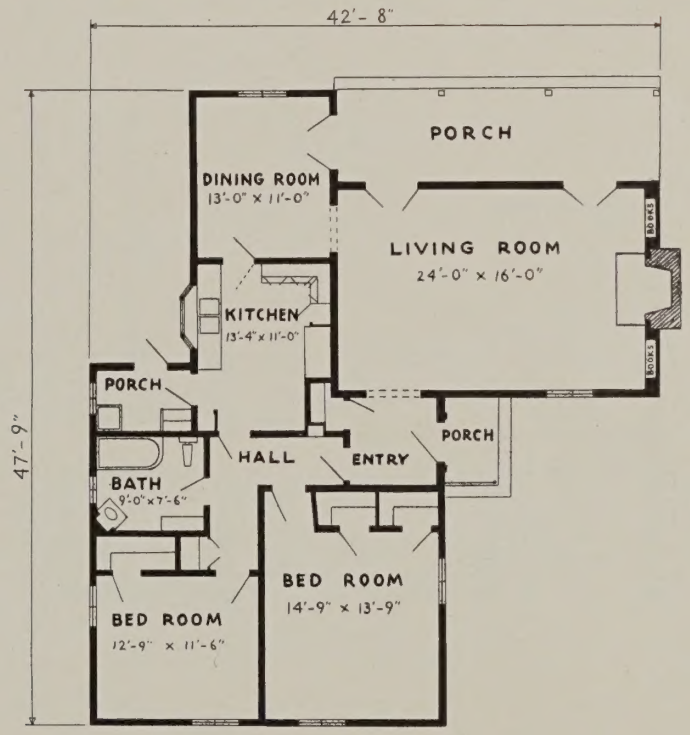


FLOOR PLAN

Lot: 60x150 . . . House: 1850 Sq. Ft.

Commanding more than casual interest, this California Ranch type design offers many modern conveniences for a really livable home. The separated bedroom and bath is a desired and attractive feature.



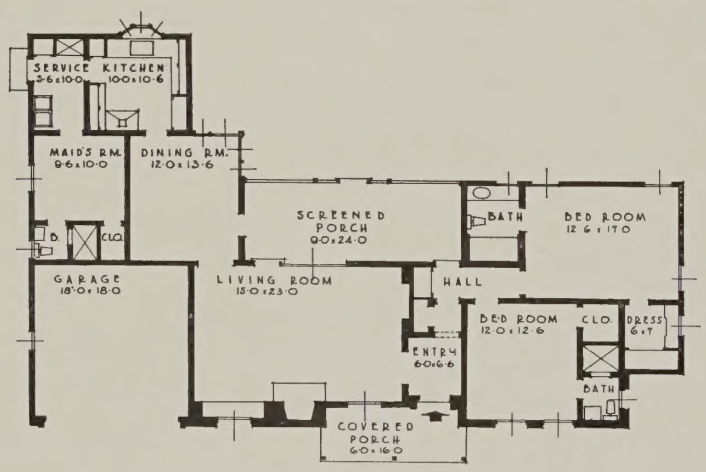


FLOOR PLAN

Lot: 60x130 . . . House: 1450 Sq. Ft.

This distinctive small home boasts of several desirable features. The living room, secluded from the street, opens onto a rear porch, providing outdoor living and privacy. Every room, except one, may be reached from the central hall.

HAROLD J. BISSNER, Architect

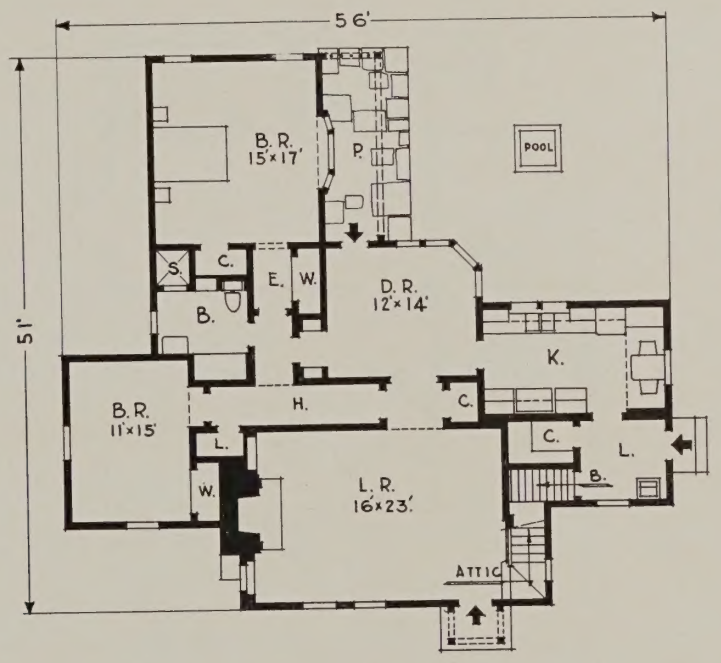


Lot: 90x130 . . . House: 2080 Sq. Ft.

Situated in a superb setting of oaks, this Monterey Colonial home incorporates the benefits of modern planning into a building of long rambling lines suitable for a country residence.

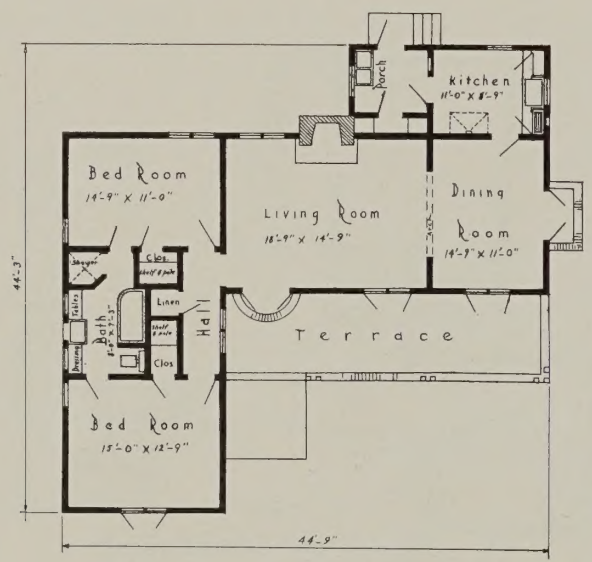
ARTHUR L. HERBERGER, Architect

Photo: MILES BERNE



LOT 75' WIDE HOUSE 1800 SQ. FT.

This rustic frame farm house with its spacious and inviting fireplace, is reminiscent of the historical South. The carefully designed plan affords convenience and comfort.

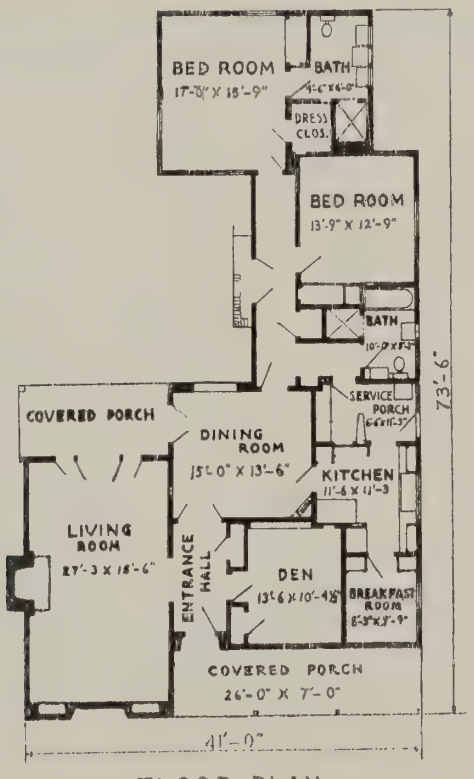


Floor Plan

Lot: 60x135 . . . House: 1180 Sq. Ft.

Boards and battens are a feature of this California Ranch type home. The living-room and dining-room open onto the covered terrace and the large bedrooms add to its livability.

KENNETH S. WING, Architect

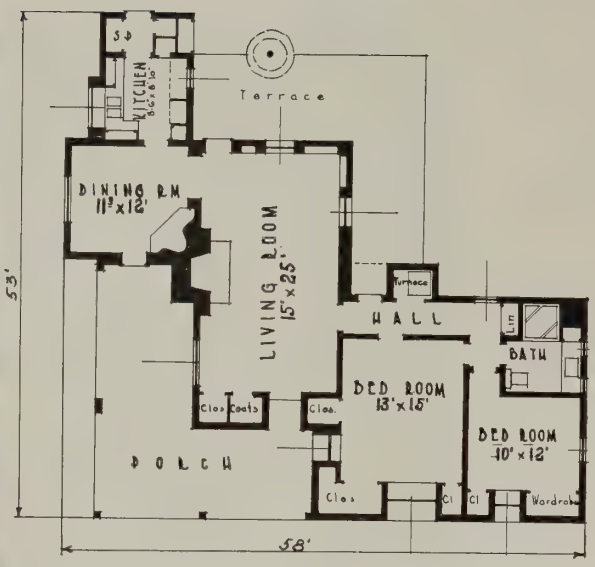


FLOOR PLAN

Lot: 55x150 . . . House: 1675 Sq. Ft.

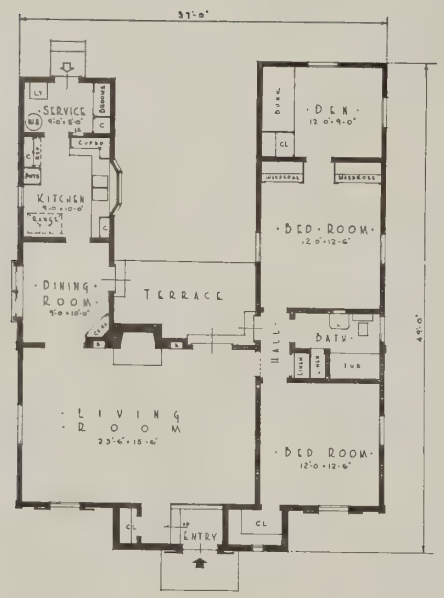
This California Farm House has been designed for an average city lot. A large patio with rooms built around it; a den secluded from the rest of the house; a covered porch off the living-room, all add to the comfort this splendid plan offers.

BARCUME & KING, Architects



Lot: 75 Ft. Wide. House: 1440 Sq. Ft.

The rough brick walls and long unbroken roof line characterize this inviting Ranch Style Home. The wide proch is a distinctive and interesting feature.

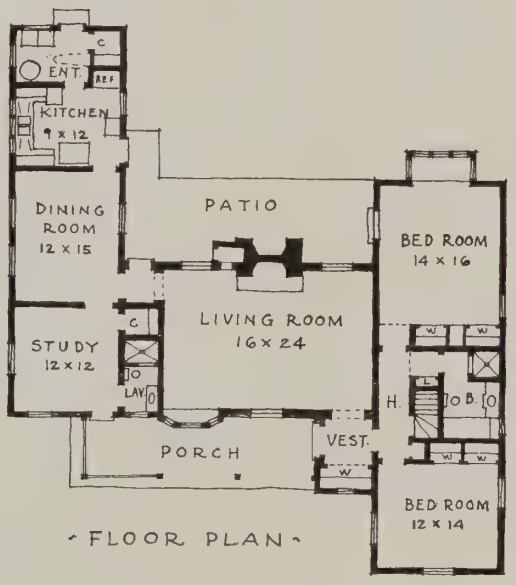


Lot: 50 Ft. Wide. House: 1300 Sq. Ft.

FRANK W. GREEN, Architect

Simple dignity marks this charming Colonial Home. The terrace is of unusual interest as practically every room of the house opens off of it. The den may be used as an occasional guest-room. The entry-hall is a noteworthy feature.

KEMPER NOMLAND, Architect



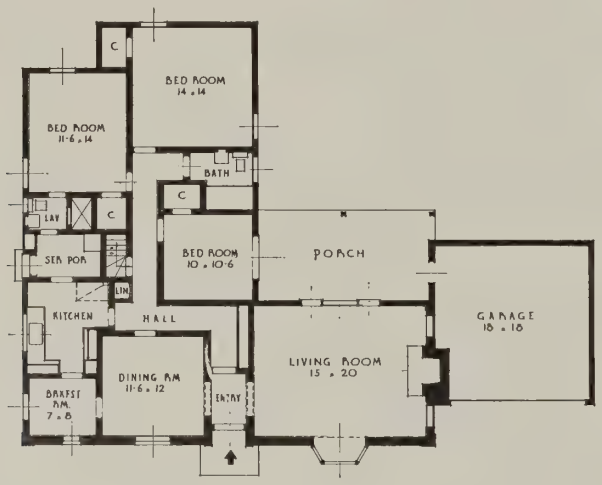
FLOOR PLAN

Lot: 75x150 . . . House: 1900 Sq. Ft.

The simple charm of its Colonial antecedents is carefully preserved in this small rancho home. The dining room, living room and one bedroom look out on the patio. The outdoor fireplace is large and cheerfully aids in entertaining.

Office of E. A. DANIELL

Photo: GEORGE B. HAIGHT

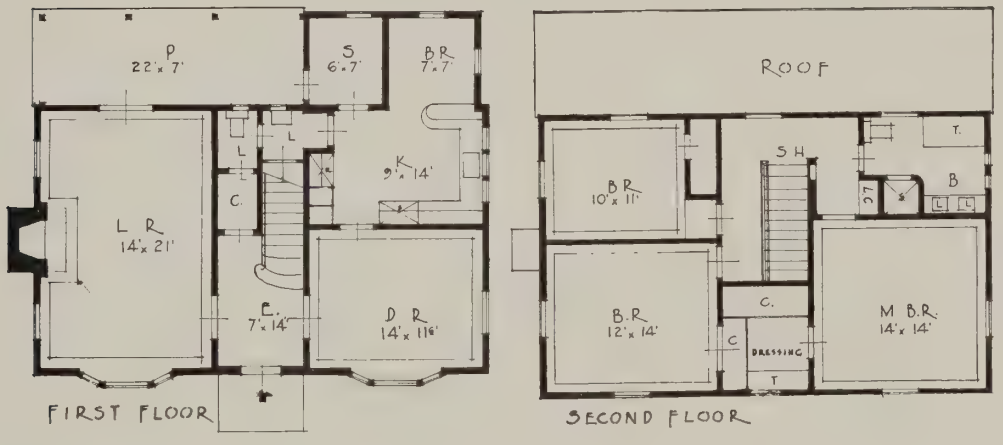


Lot: 75x100 . . . House: 1750 Sq. Ft.

Possessing a freshness and individuality seldom found in a small city residence, this modern Georgian Colonial home is inviting. The white washed brick exterior, the detailed recessed entrance and the bay window are attractive features.

HOWARD G. ELWELL, Architect

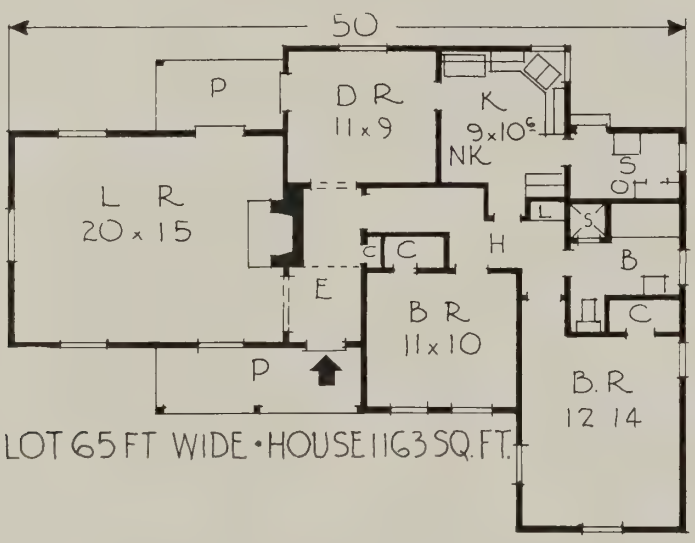
Photo: MILES BERNE



Lot: 50x135 . . . House: 1750 Sq. Ft.

Using an interesting combination of clapboards, shingles and stone, this delightful New England Colonial home contains an attractive entrance-hall featuring an open stairway leading to three upstairs bedrooms.

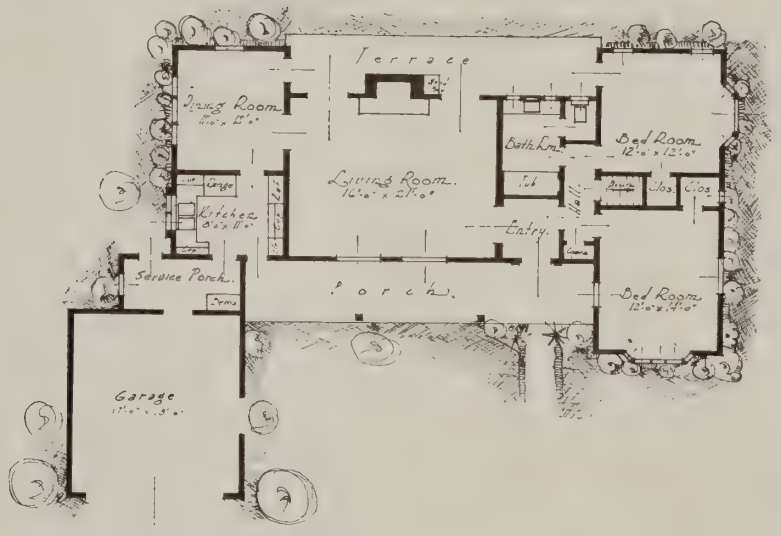
A Graystone Tile Concrete Home



Built of Graystone Tile concrete, this home achieves a satisfying architectural result. The exterior walls are of painted reinforced hollow concrete masonry. The excellent floor-plan provides convenient accessibility to all rooms.

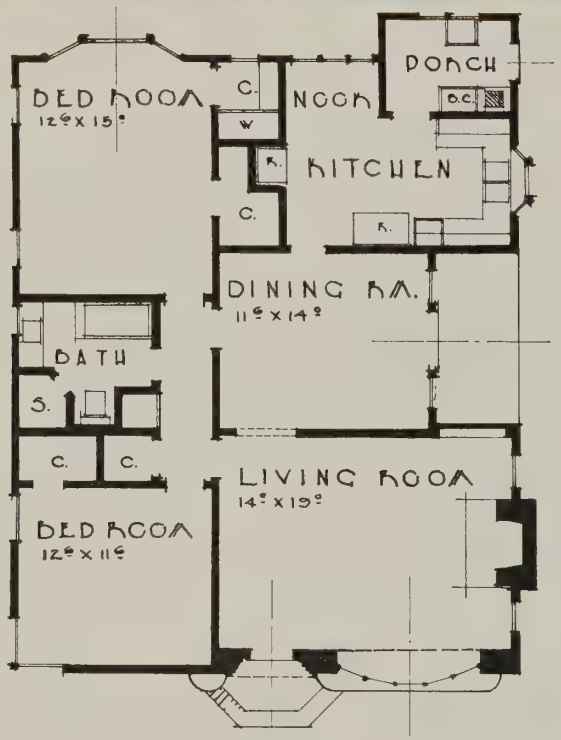
LEO F. BACHMAN, Architect

Photo: Mott Studios by MERGE



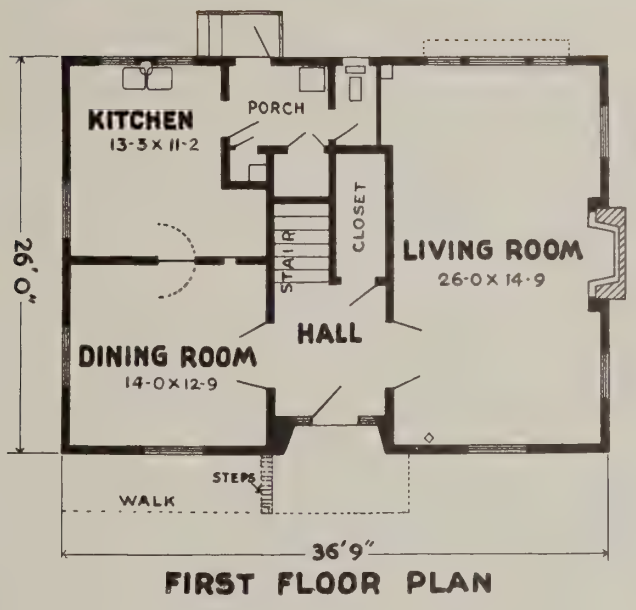
Lot: 50x110 (Corner) . . . House: 1650 Sq. Ft.

This California Monterey home is a splendid example of building a home around the living-room with two entrances to the terrace. The entry-hall is also an attractive feature. The attached garage provides convenience and economy.

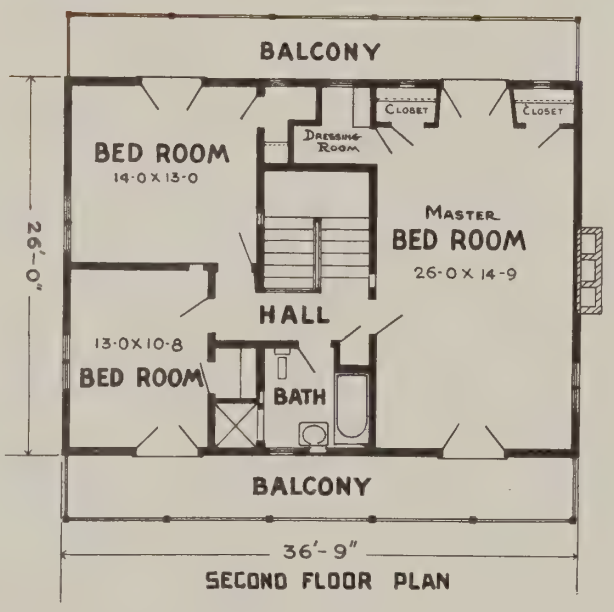


Lot: 50x150 . . . House: 1300 Sq. Ft.

The combined use of white siding, red brick porch and flower boxes gives this unusual home a distinction of its own. The living-room features a large bay window and attractive fireplace.



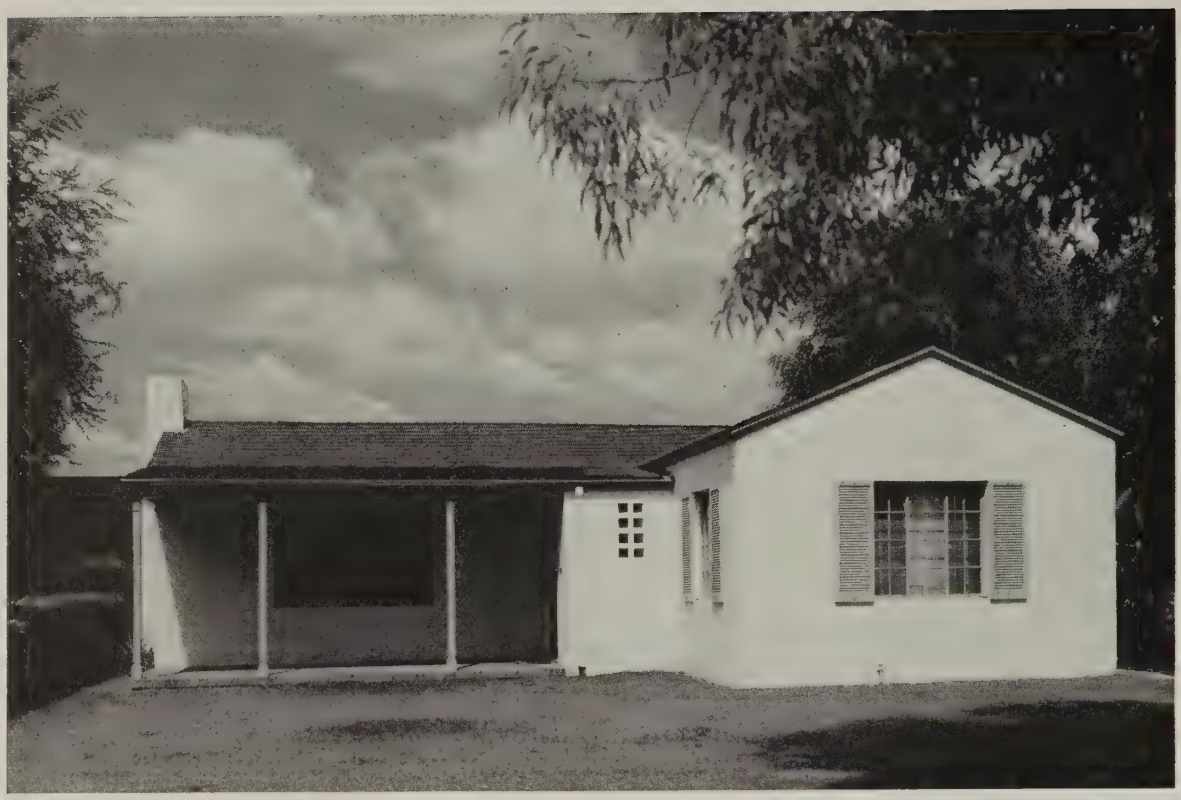
FIRST FLOOR PLAN



SECOND FLOOR PLAN

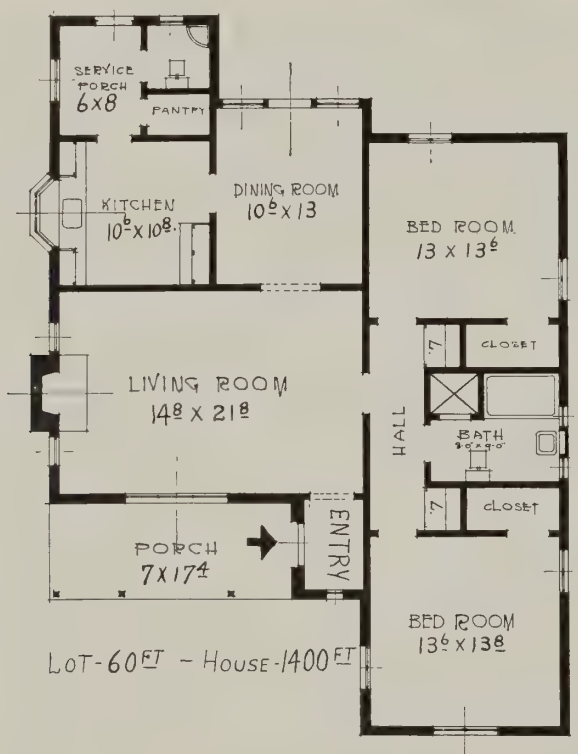
Lot: 50x130 . . . House: 1900 Sq. Ft.

To those who desire a two story home, this plan suggests a compact, well designed house with three bedrooms. The arrangement for convenience and livability has been skillfully handled and the front and rear balconies add a great deal to its enjoyment.



A Marsal System Concrete Home

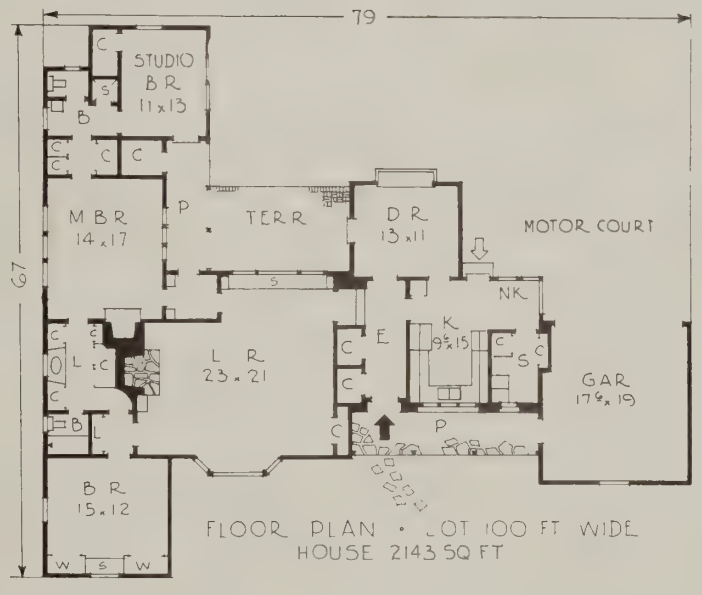
Photo: Mott Studios by MERGE



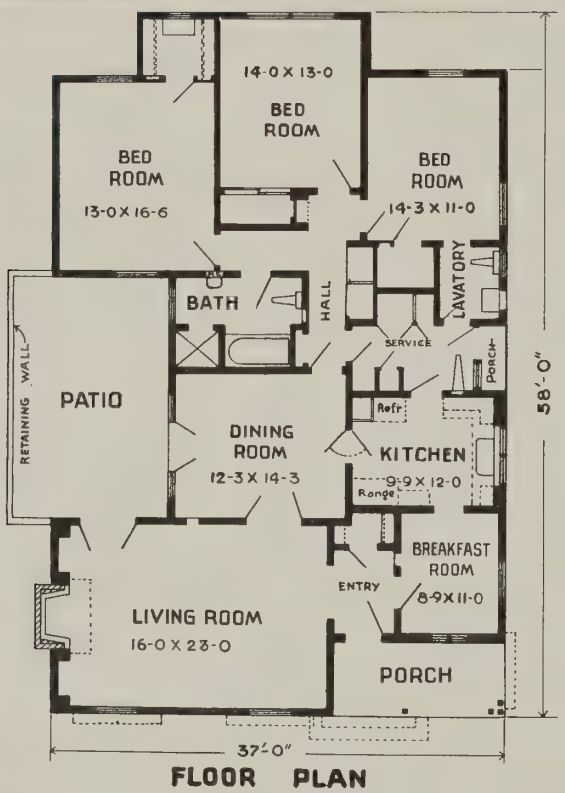
No, this is not a stucco home, it is a concrete home. The floors, walls, and partitions are of hollow reinforced concrete, insuring flexibility of design, durability, insulation, earthquake, fire and termite resistance. A concrete house costs no more than good frame construction.

STEPHEN STEPHANIAN, Architect

Photo: Mott Studios by MERGE



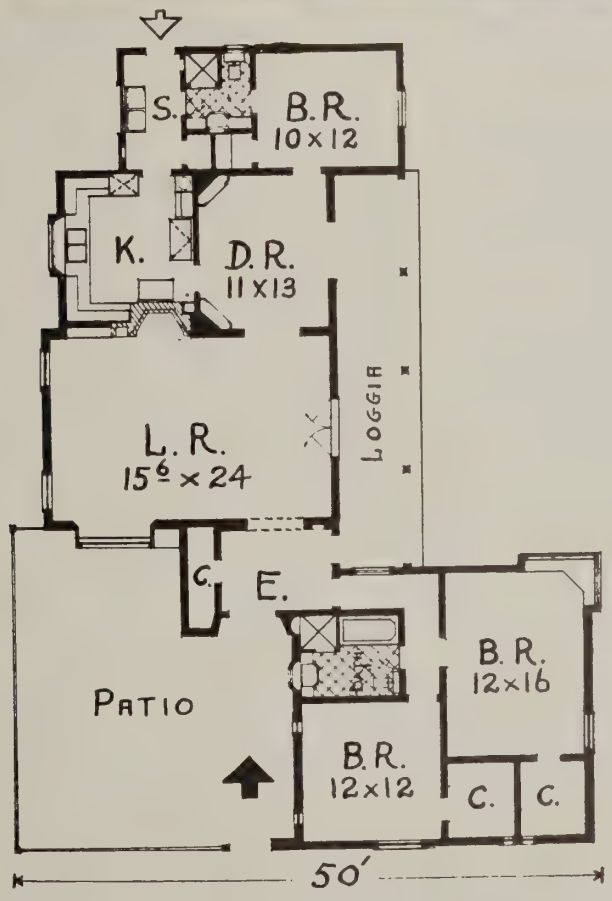
All the charm of the Pennsylvania Dutch farmhouse was captured by the architect in planning this interesting home. Quaint Dutch doors open from the main rooms onto the covered terrace. The fireplace in the master bedroom is an attractive feature. The studio bedroom and bath provide an exclusive unit within itself.



FLOOR PLAN

Lot: 50x150 . . . House: 1850 Sq. Ft.

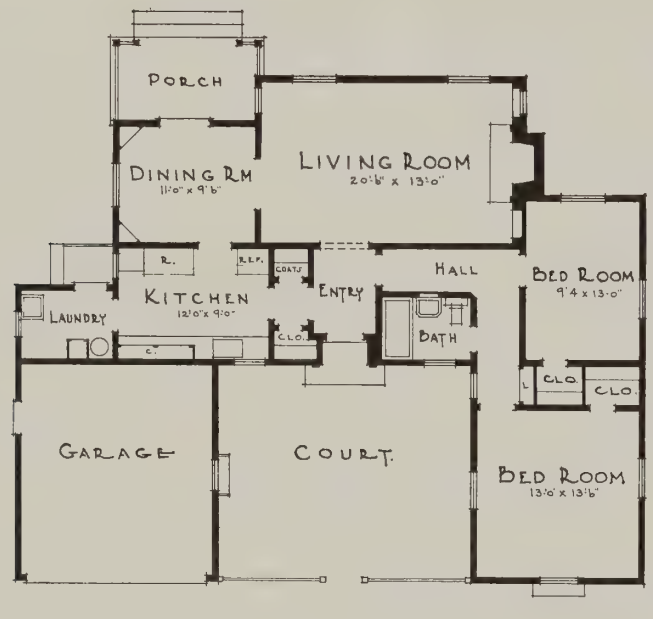
This Monterey type home offers much in attractiveness, convenience and livability. The living-room, dining-room, and rear bedroom, look onto the patio, which lends itself to outdoor living and privacy.



LOT: 50FT. (CORNER) · · · HOUSE: 2000-SQ.FT.

This unusually planned home features a living-room overlooking a front patio, as well as opening onto a secluded garden. The rear bedroom and bath can be converted into separate quarters for the maid.

HOWARD G. ELWELL, Architect — An Air-Con System Concrete Home — Photo: Mott Stuidos by MERGE

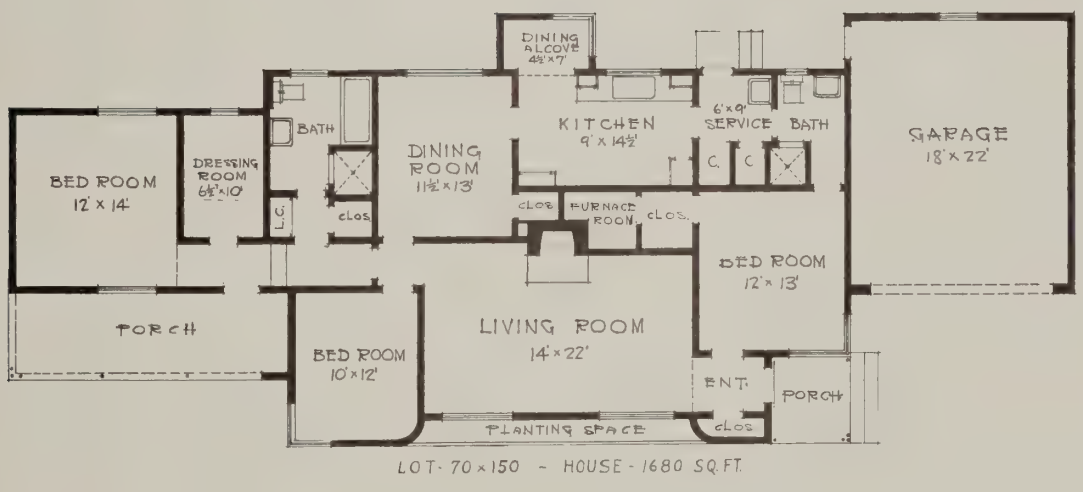


Lot: 60x150 . . . House: 1180 Sq. Ft.

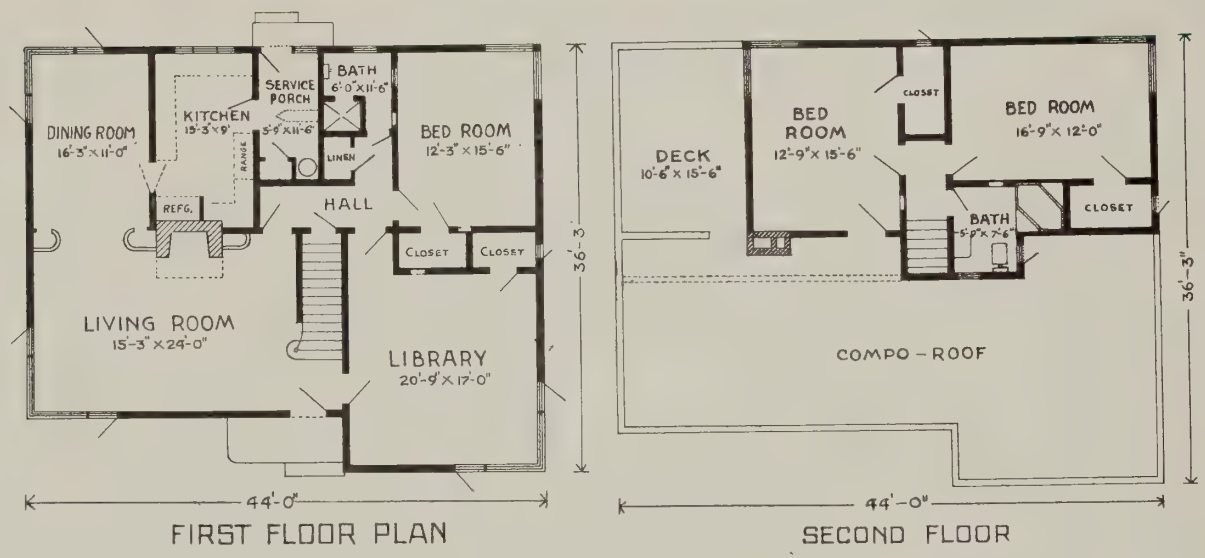
Designed for a 60-foot lot, this charming Colonial home, built of concrete, possesses many desirable features in home-planning. Complete access to all rooms in the house is gained through the front entry-hall.

A Concrete Home

MARSAL CO., Builders



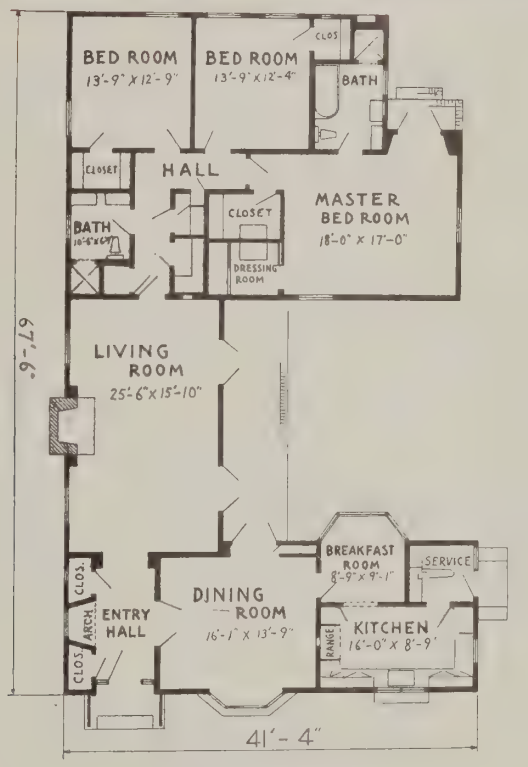
Judged one of the Nation's outstanding small concrete house of 1940, this home possesses many attractive features. The street front does not betray the living capacity of this home. It is a striking example of a well planned utilization of the site and natural setting.



Lot: 60x150 . . . House: 2050 Sq. Ft.

The combination of narrow horizontal siding and stucco contribute smartness to this Moderne home. The walled roof-deck off the bedroom is an attractive feature.

KENNETH S. WING, Architect



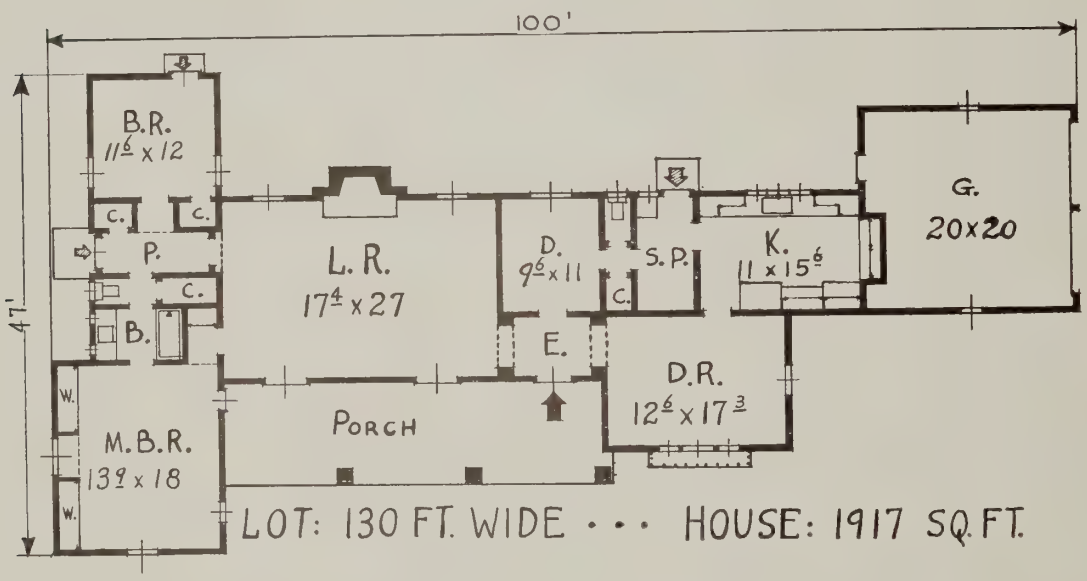
FLOOR PLAN

Lot: 60x135 . . . House: 2150 Sq. Ft.

Differing from the usual Colonial type architecture, this plan offers many excellent suggestions to aid you in planning your home. The open space is walled in, forming a large patio, and with the roofed over loggia, entered from the living-room, providing a large secluded outdoor living room.

CHAS. O. MATCHAM, A.I.A., Architect

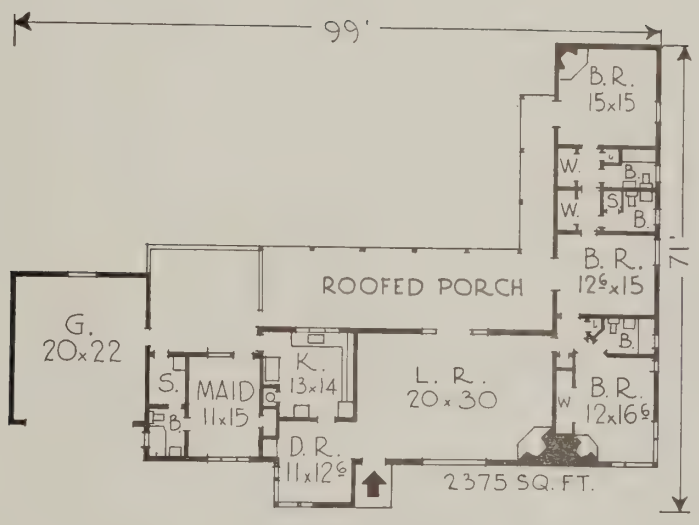
Photo: Mott Studio by MERGE



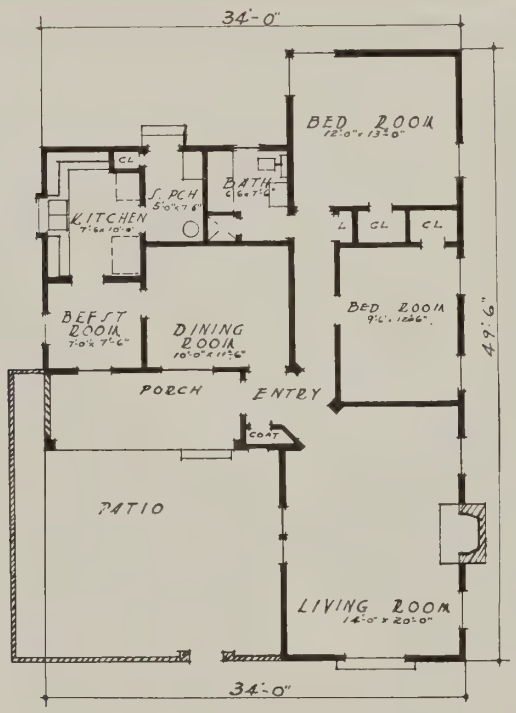
Typically Californian in style, this Hollostone concrete home is a striking example of accomplishing luxurious living by use of simple means. The walls are of painted hollow reinforced concrete masonry.

VAN EVERA BAILEY, Architect

A Concrete Home

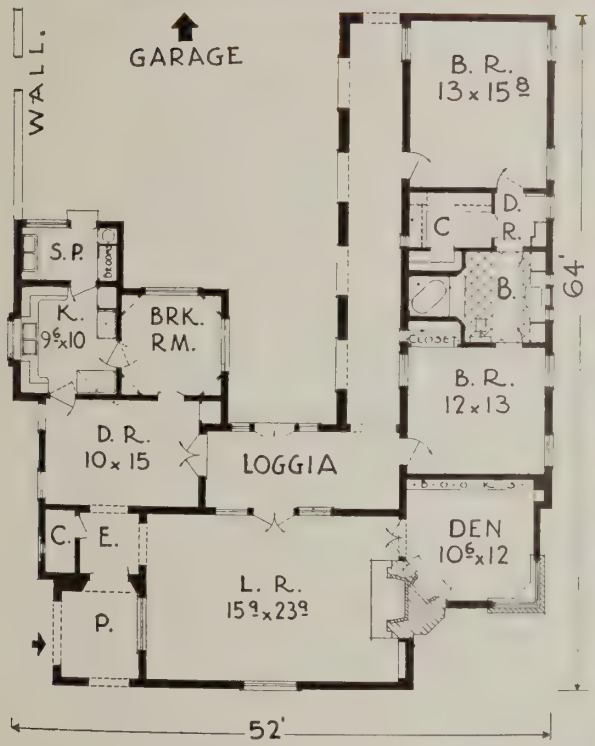


An ingenious combination of modern lines with Spanish Colonial architecture; this concrete home has thick, hollow concrete walls, painted both outside and inside, well adapted to desert living. Cool and spacious, all rooms are open to the roof construction, in true Old Rancho style.



Lot: 50x130 (Corner) . . . House: 1250 Sq. Ft.

Complete outdoor seclusion afforded by the two walled patios is a feature of this home. The entry-hall separates the living-room from the rest of the rooms and opens onto the dining-room and bedrooms, giving easy access to any part of the house.

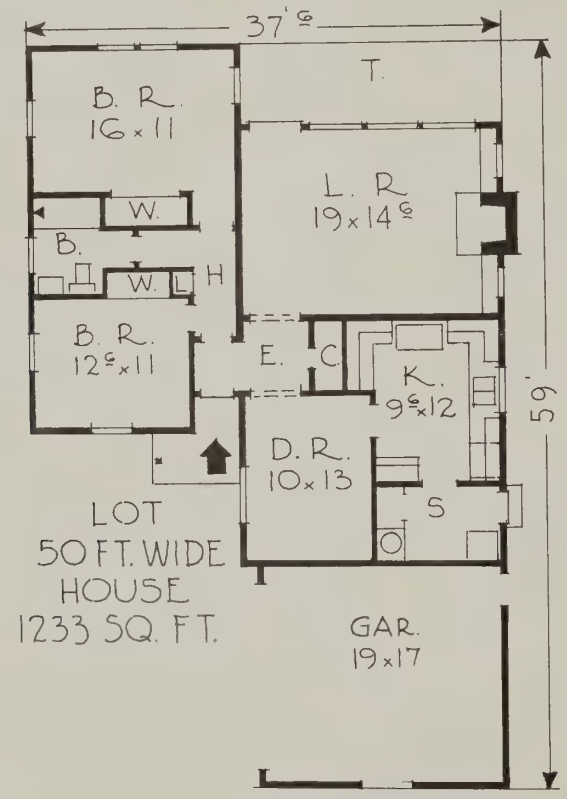


Lot: 60x150 . . . House: 2000 Sq. Ft.

Reminiscent of the California Missions, this modified Mexican Ranch type home is built around a delightful patio. The patio wall and detached garage assist in providing seclusion for a beautiful garden which adds much enjoyment to outdoor living.

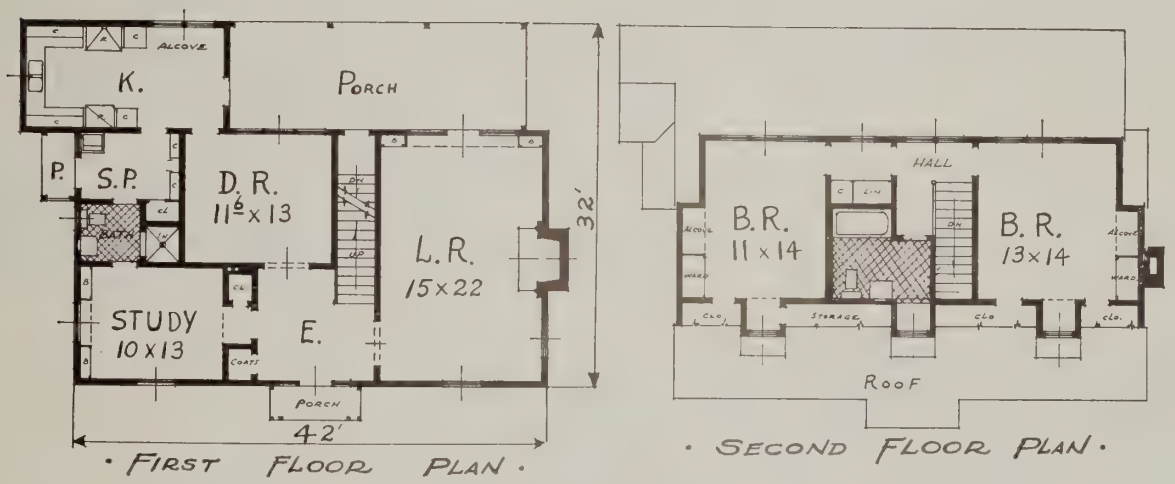
An Air-Con System Concrete Home

Photo: Mott Studios by MERGE



This well planned Modern California home is designed for a 50-foot lot. The central entry-hall provides easy access to all rooms. The walls, floor and partitions are of hollow reinforced concrete construction.

RICHARD H. PLEGER, Architect



· FIRST FLOOR PLAN · · SECOND FLOOR PLAN ·

LOT: 60×150 — — HOUSE: 1870-SQ.FT.

The charm of Southern Colonial has been captured in this small home. The downstairs study opening off the entrance-hall may be used for the overnight or week-end guest. The kitchen opening on the broad porch lends itself to outdoor dining.

The modern home can hardly be considered complete without some provision being made for outdoor living. This private play center invites you outdoors.

In the seclusion of your garden, an outdoor living-room provides an extra "room" for summer entertaining.

Outdoor meals can be distinctive and lend an excellent opportunity for color in secluded surroundings.

Photos: Mott Studios by MERGE

Owner, Architect and Builder O.K.

CONCRETE

FOR COMFORT, ECONOMY, SECURITY AND BEAUTY

Reinforced concrete residence of Mr. and Mrs. Thomas Slaven, Palm Springs, California.

A concrete home is a lasting monument to your skill and craftsmanship. For with this modern material, beauty and livability endure for generations.

Architecturally, concrete gives added scope to your ingenuity. It is adaptable to any style, conventional or modern; it offers a wide range of warm colors and interesting surface textures.

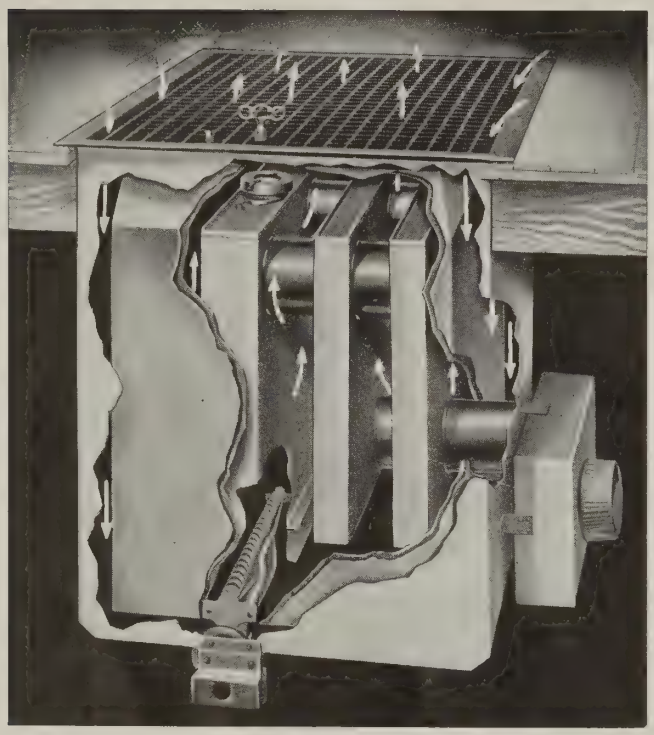
Concrete gives the home owner every practical advantage—security from fire and storm, termites and decay, snug comfort in winter, coolness in summer; freedom from the vexations of sagging walls, creaky floors, sticking doors and windows. Yet concrete costs little or no more than any other good construction; and *saves money* on upkeep.

Let us send information on reinforced concrete houses; concrete masonry construction; concrete ashlar walls; concrete floors; precast concrete joist floors, or other specific subjects.

PORTLAND CEMENT ASSOCIATION, Dept. 1-31, 816 West Fifth St., Los Angeles, Calif.

A National Organization to Improve and Extend the Uses of Concrete

DELUXE HEATING



CROSS SECTION — Cross section of floor furnace shows clearly the details and sturdy construction of the heating unit. The unit is built entirely of 20 gauge black Toncan iron, having all seams electrically welded to insure gas tight construction.

DE LUXE DUAL FURNACE—Above furnace made in two sizes, Numbers 30 and 50 constructed to heat two adjoining rooms. Made with new type narrow floor register to conserve room space.

FLOOR AND DUAL REGISTER FURNACES

DE LUXE FLOOR AND DUAL FURNACES—Give more efficient heating service than with any other type of gas heater.

Cold air is drawn off the floor and down through the two outer air chambers surrounding the heating unit. The heated air then rises out of center part of register on the floor furnace and out of the wall register on the dual.

They do not require a basement and the dual type takes up no valuable floor space.

Floor furnace register is cast iron, reinforced; dual furnace floor register is cast iron; wall register is of auto body steel with cast iron centers.

SAFETY—All products of combustion are carried out the vent through the roof. No air is used from the room for combustion. The air supply being taken from beneath the house.

NO SWEATING OF WALLS—There is no open flame, consequently, no condensation of moisture from gas to cause sweating of walls.

CONTROLS—De Luxe Furnaces are manufactured with manual controls unless otherwise ordered. Can be equipped with either thermostat or electric controls.

INSTALLATION—Easily installed in new or old homes. Our engineer has so designed these De Luxe Furnaces as to give the greatest possible efficiency and when properly installed will insure a perfect heating system.

FINISHES—Registers finished in Bronze, Oil Bronze, Polished Brass, Satin Brass, Polished Chromium, Satin Chromium. All plating is done in our own shops—thus we are able to give the best finishes available.

Guarantee—De Luxe Dual and Floor Furnaces are guaranteed for a period of ten years against defects in material and workmanship.

YOUR PROTECTION—De Luxe Dual and floor Furnaces are approved by the American Gas Association.

MANUFACTURED BY

DE LUXE FURNACE & WALL HEATER CO., INC.

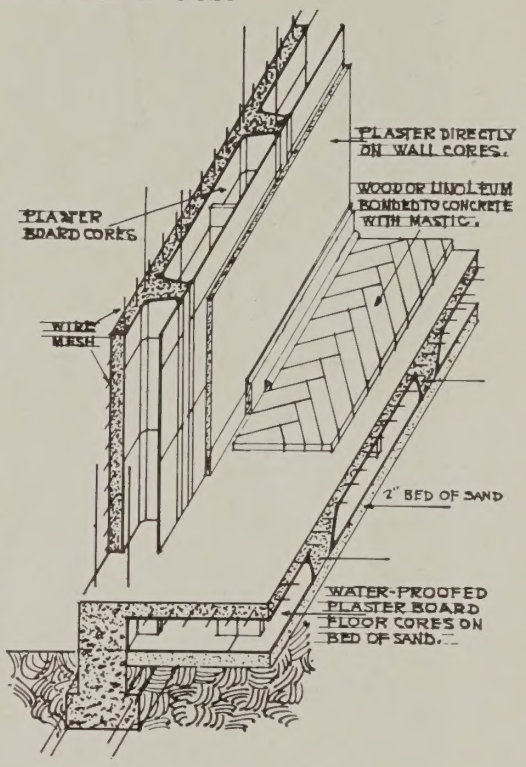
4812 So. Western Avenue **Phone AXminster 8171** **Los Angeles, California**

MARSAL SYSTEM REINFORCED CONCRETE

PRINCIPAL FEATURES:

1. Quality Construction
2. Durable and Strong
3. Fire Resistant and Vermin Proof
4. Earthquake and Heavy Wind Resistant
5. Flexible to Architectural Design
6. Follows Standard Structural Design
7. Insulation Against Temperature Changes
8. Insulation Against Dampness
9. Maintenance at a Minimum
10. Permanence at a Low Cost

RESIDENCE OF MR. AND MRS. GEORGE W. HENDERSON IN PASADENA, CALIFORNIA


PLASTER DIRECTLY ON WALL CORES.
WOOD OR LINOLEUM BONDED TO CONCRETE WITH MASTIC.
PLASTER BOARD CORES
WIRE MESH
2" BED OF SAND
WATER-PROOFED PLASTER BOARD FLOOR CORES ON BED OF SAND.

LOW COST:

This new method or system provides permanence in construction at a low cost. There are reasons for the low cost and such reasons include the following:

1. The sheathed surfaces to back up the cores and keep them in place while the concrete and reinforcing is placed are temporary in nature and the salvage of lumber is extremely high.
2. The cores are easily manufactured, using low-cost equipment and low-cost materials.
3. The erection and placement of the cores is rapid and simple.
4. The ribbed walls and slabs require a minimum of materials.
5. The inside surfaces of the ribbed walls and underside of ribbed floors are lathed and in readiness for plastering the moment the "backing-up" sheathing is removed.

ELMER W. MARTEN **MARSAL CO.** MANLEY W. SAHLBERG

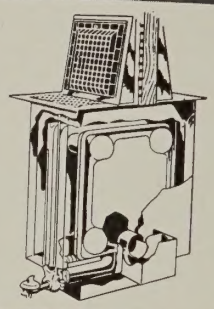
ARCHITECTS BLDG. · ROOM 510 · 816 WEST 5th STREET · LOS ANGELES, CALIFORNIA

Phone **MUtual 1797**

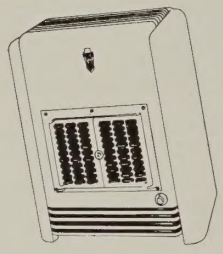
Write for Additional Construction Details

O'Keefe + Merritt... AN IMPORTANT NAME

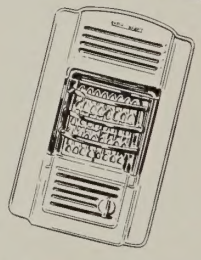
TO REMEMBER WHEN YOU ARE BUYING GAS APPLIANCES!



DUAL FURNACES O'Keefe & Merritt Dual Furnaces are inexpensive—need no basement. Built in 5 sizes. Floor Furnaces are built in 3 sizes.



CIRCULATING HEATERS in many sizes and styles including Thermostatically Controlled units.



WALL HEATERS built in 3 sizes are all A. G. A. approved and specified by many architects.

You have heard a lot about the famous O'Keefe & Merritt gas ranges, with all their extra and exclusive features—but do you know that O'Keefe & Merritt builds gas appliances to meet almost every home need? Floor Furnaces that give you more for your money! Circulating Gas Heaters styled for every use! Wall Heaters of modern design! Water Heaters of many capacities! All are A. G. A.—and built to the high standard which has made O'Keefe & Merritt a leader in the West.

SEE YOUR O'KEEFE & MERRITT DEALER BEFORE YOU BUY FOR YOUR NEW HOME!

AMERICAN GAS ASSOCIATION · APPROVED · COMPLIES WITH NATIONAL SAFETY REQUIREMENTS

MANSION
or
COTTAGE

"Everything from a telephone booth to an airport."

BEAUTY...
ECONOMY...
PERMANENCE...
are combined in

HOLLOSTONE

Safe from FIRE, STORM or QUAKE

Hollostone units provide means for reinforcing economically.
Construction detail sheets are furnished free for inclusion with plans,
thus saving time in the drafting room.

☆ **Neither TERMITES nor TIME can destroy HOLLOSTONE**

☆ **Big Bad Wolf..."UPKEEP" cannot get in**

HOLLOSTONE

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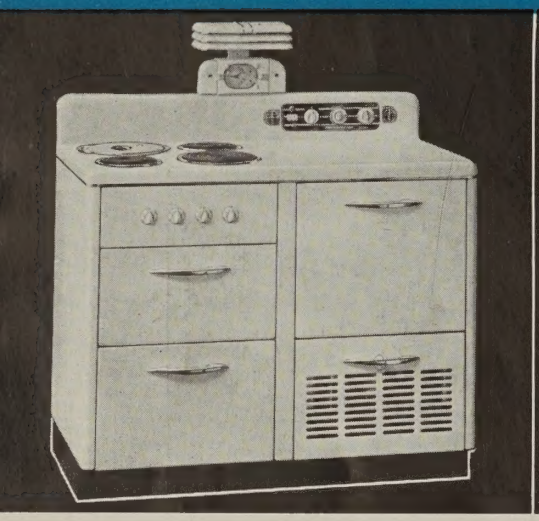
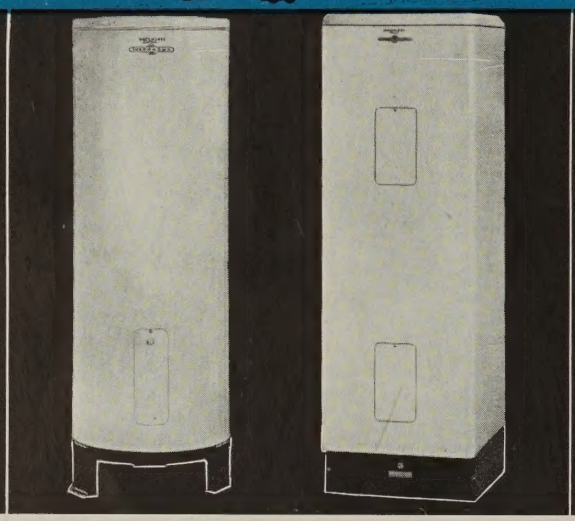
Office: GRanite 1936 • Yard: SUnset 2-7642

OF COURSE IT'S ALL ELECTRIC

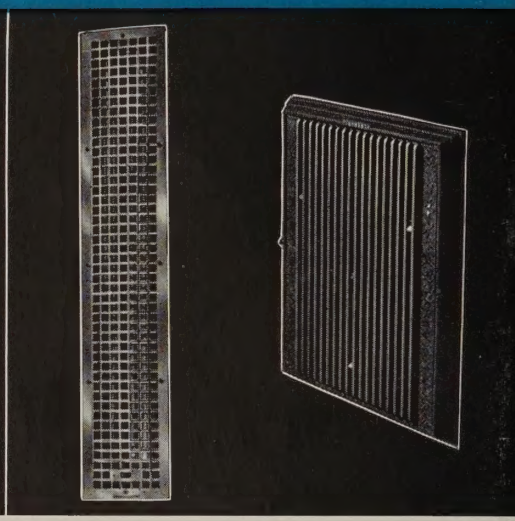
NATURALLY WE'LL GET THERMADORS



Electric Ranges—Seven distinctive models from an efficient apartment house size to luxurious 2 oven models.



Electric Water Heaters—square, round and table top models in sizes from 8 to 120 gallons capacity.



Electric Room Heaters — featuring the famous Head-to-Heels Bathroom heaters and models for living room, bathroom and bedroom—both radiant and fan-types.

ELECTRIC LIVING—COSTS HALF OF WHAT YOU THINK!

You will be amazed to know that the convenience, the time saving advantages and the utter safety of Electricity for Water Heating, Cooking and Room Heating is *so economical.*

And it's even more economical when you install Thermador appliances. They are famous for delivering greater convenience—year after year—and with greater efficiency at a lower cost.

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Make your new home All-Electric—but make it Thermador Electric with a luxurious Thermador Range, and economical and convenient Thermador Electric Water Heater and safe, fumeless, flameless Electric Room Heaters.

Write today for complete information relative to this nationally famous line of Economical Electrical appliances.

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☐ Head-to-Heels Electric Bathroom Heaters
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